

TOWNSHIP OF QUINTON PLANNING BOARD
FEBRUARY 14TH, 2012
REGULAR MEETING MINUTES

The regular meeting of the Planning Board was called to order at 7:00 p.m. at the Township of Quinton Municipal Building by Chairwoman, Margaret Maxwell-Mood.

Flag salute was held and it was determined that the meeting was posted in a public place and advertised in the two official newspapers.

NEW MEMBERS:

Gary Salber, Esq. swore in our new members William R. Wentzell Jr. and Debra O. Emel.

ROLL CALL: Edward Counsellor, Joseph Donelson, Debra Emel, Robin Harmon, Margaret Maxwell-Mood, Carl Schrier, Marjorie Sperry and William Wentzell

Absent: Amy Bradway, James Kates, and Zachary Patterson

Also present: Gary M. Salber, Esq., Lawrence DiVietro, P.E. Andrew Hogg, P.E. and Bonita Bell.

APPROVAL OF JANUARY 10TH, 2011 REORGANIZATION MEETING MINUTES:

Motion was made by Joseph Donelson to approve the Minutes and Edward Counsellor seconded the Motion. Debra Emel, Robin Harmon, Carl Schrier and William Wentzell abstained. Remaining members were in favor. The Minutes were approved.

Chairwoman Margaret Maxwell-Mood explained the conflict language to the Board members.

APPLICATION

2011-11

APPLICANT: MIDFLARE CORPORATION

PRINCIPALS: MARK I. RANDALL AND CHRISTIAN E. WARREN

PROJECT NAME: MABLETON CREST

LANDOWNERS: SAMUEL BROWN AND JOAN BROWN

LOCATION: SALEM-QUINTON ROAD, RT. #49, BLOCK 12, LOT 34

**ENGINEER: PAMELA J. PELLEGRINI, PE PP CME OF KERNAN CONSULTING ENGINEERS
SOLAR ARRAY APPLICATION FOR ELECTRICITY GENERATION
PRELIMINARY SITE PLAN APPROVAL AND FINAL SITE PLAN APPROVAL**

Midflare Corporation representatives for the Mableton Crest project did not appear as they were not ready to move forward with their application at this time.

2011-09

**QUINTON SOLAR ENERGY 1, LLC
(a/k/a JERICHO ROAD SOLAR FARM)
FINAL SITE PLAN APPROVAL AND USE VARIANCE APPROVAL
BLOCK 28, LOTS 26 AND 36 – 79 JERICHO ROAD
ATTORNEY: ROSS LEVITSKY, ESQ.
ENGINEER: INNOVATIVE ENGINEERING, INC. – MICHAEL R. THOMAS, PE, LEED AP ND, PROJECT ENGINEER AND EVAN D. HILL, PE, CME
PRELIMINARY SITE PLAN APPROVAL AND USE VARIANCES**

Ross Levitsky, Esq. appeared for Applicant Quinton Solar Energy 1, LLC and stated that the Applicant is looking to run an 18 megawatt solar facility. Investigation of the property that was intended will only be enough for a 10 megawatt solar facility. His clients are negotiating for another parcel of ground, in addition to the ground located at 79 Jericho Road, to bring the project up to the 18 megawatt solar facility.

Mr. Levitsky also said that this Application will be inactive for a few months while this purchase is being negotiated. The Applicants will come before the Board for completeness for the new parcel and then come back with both parcels for the solar application project hearing.

Mr. Levitsky stated that his clients are waiving any deadlines and want to be deemed inactive while they pursue additional ground and secure the additional information needed to come back before the Board.

Mr. Salber asked that Mr. Levitsky supply a short letter outlining what was stated tonight. Mr. Levitsky indicated that he would draw up the letter on Wednesday and submit to the Planning Board.

NEW BUSINESS

Chairwoman Margaret Maxwell-Mood went over the letter from the State regarding hearings for the New Jersey's State Development and Redevelopment Plan.

Chairwoman Margaret Maxwell-Mood explained that the Board should look at the Master Plan and the growth for the Township. Louis Joyce, PE will be coming to a meeting in April to talk a little bit about the Master Plan and what the County of Salem has been involved in.

Louis Joyce, PE, Gary Salber, Esq. and Margaret Maxwell-Mood have met and discussed the Solar Ordinance that is being drafted regarding renewable energy and prime farm lands, where the best zones would be for solar farms. She would like the Board to look at setbacks and compare with the Ordinances we now have in place. Looking at the accessibility to the projects, run offs and what will be beneficial for the public. Discussions will also need to be done with the Tax Assessor, Brian Rosenberger. The tax structure will automatically revert from farm assessed to regular tax assessment on the land once the project is started. The use variance is what has to be applied for because the use of the land will change.

Renewable energy could be windmills, which are permanent or solar panels that can be removed. We need to look at these areas and see what the tax credits are going to be.

William Wentzell stated that he went over to the Yorktown solar project and checked it out. The Applicants there told the residents that no additional electric poles would be installed, but it turned out that that the Applicants had to install their own poles, so now there are two sets of poles running down the same length of the project.

Chairwoman Margaret Maxwell-Mood stated that the Board wants to protect our residents. Edward Counsellor stated that Applicants will need to meet the criteria that will be set forth in the Solar Ordinance that is being drawn up.

A discussion was held regarding classes for members. Those members that still need to go to the classes need to get signed up. Chairwoman Margaret Maxwell-Mood read over the New Jersey Planning Officials schedule for spring classes and asked that they choose a class and get registered.

With no more business to discuss Edward Counsellor made a motion to open the meeting to the public and Marjorie Sperry seconded the motion. All were in favor. At 7:25 p.m. the meeting was opened to the public.

Edward Saunderlin spoke up about how the Board, in his opinion, is doing a good job and he is glad that everyone is working together for the betterment of the Township and the residents.

With no more public comment Joseph Donelson made a motion to close the public portion of the meeting. Edward Counsellor seconded the motion. All were in favor. Motion carried and the public portion was closed.

Edward Counsellor made a motion to end the meeting and Joseph Donelson seconded the motion. All were in favor and the meeting was adjourned at 7:26 p.m.

Respectfully submitted by:



Bonita K. Bell

Approved: March 13th, 2012